



112 Kiln Court, Kirk Sandall, South Yorkshire, DN3 1ST

£850 Per Month

Come and take a look at this fabulous modern apartment located in the old mill building 'The Maltings' built in the Edwardian era, offering a sophistic rustic feel. Inside the apartment is modern and spacious throughout and beautifully presented. This location is perfect for a short walk to local amenities including shops, pubs and the train station. Easy access into Doncaster city centre where you will find more great attractions, shops, pubs and more. Deposit replacement scheme available on this one. Available mid to end April.

Communal Entrance

Enter through the communal entrance with secure access.

Entrance Hallway

The apartment is located on the first floor showing off the old workings of the mill.

Open plan living area

This lovely open living space has plenty of room for lounge area large Juliette balcony offering lots of light. The brick work give this room the rustic feel. The kitchen space has room for a table and chairs and offers a fantastic range of wall and base units with the oven and hob included.

Bedroom One

This large bedroom with the brick feature wall has wardrobes, neutral decoration and carpet with access to the en-suite

En-suite

What a lovely en-suite with 3 piece suite including shower cubicle, hand basin and WC.

Bedroom Two

A further double bedroom also having the brick rustic feature wall, with neutral decoration, carpet and wardrobes.

Bathroom

The main bathroom offers a white modern suite with bath with shower over, hand basin and WC. Contrasting wall tiles and neutral decoration.

External

Parking is allocated to the rear of the building with two spaces. To the front of the building is ample parking

Tenancy information

Rent: £850.00

Bond: £980.00

Holding Deposit: £196.00

EPC Rating: C

Council Tax Band: A

Property Type: Apartment

Tenure: Freehold

Parking Type: Allocated Parking

Restrictions: N/A

Construction Type: Standard

Heating Type: Gas Central Heating

Water Supply: Mains

Sewage: Mains

Gas Type: Mains

Electricity Supply: Mains

Building Safety: N/A

Rights and Easements: N/A

Flooding: Low

All tenants are advised to visit the Government website to gain information on flood risk.

<https://check-for-flooding.service.gov.uk/find-location>

Mobile/Broadband Coverage: All tenants are advised to visit the Ofcom website and open reach to gain

information on broadband speed and mobile signal/coverage.

<https://www.openreach.com/>

<https://www.ofcom.org.uk/phones-telecoms-and-internet/advice-for-consumers/advice/ofcom-checker>

Planning Permissions: N/A

Accessibility Features: N/A

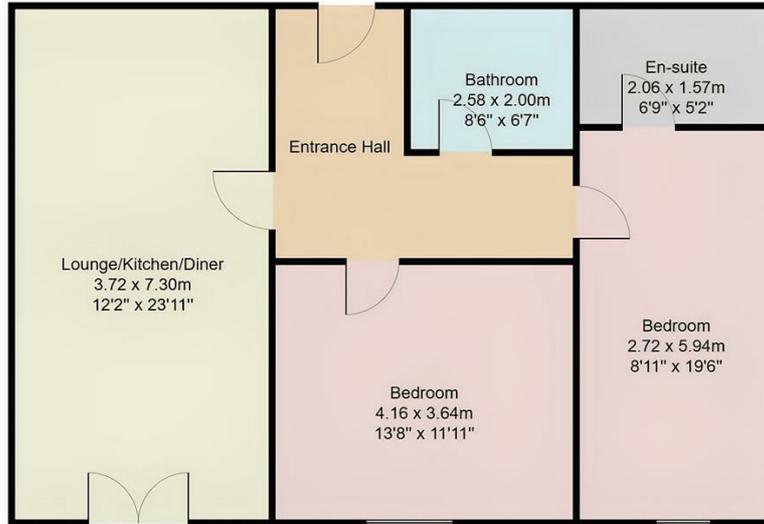
Coal Mining Area: South Yorkshire is a coal mining area

All tenants are advised to check the Coal Authority website to gain more information on if this property is

a f f e c t e d b y c o a l m i n i n g .

<https://www.groundstability.com/public/web/home.xhtml>

Floor Plan



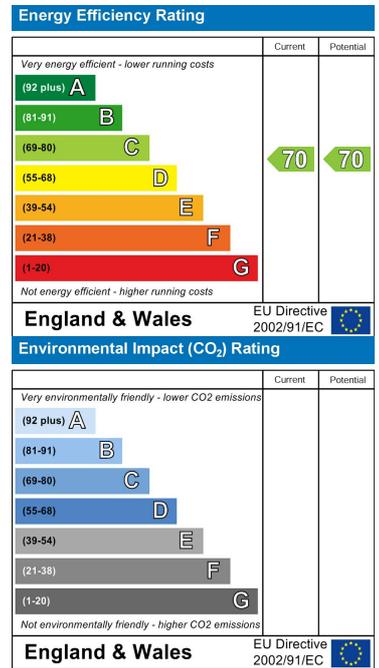
Total Area: 78.4 m² ... 844 ft²



Area Map



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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